

BK5013PG 185

WARRANTY DEED

(Maine Statutory Form)

026671

NO TRANSFER  
TAX PAID

ROBERT J. TAKACH AND ANDREA F. TAKACH,

of 2865 Emerald Street, City of Eugene and State of Oregon,  
for consideration paid,

grant to

ROBERT J. TAKACH AND ANDREA F. TAKACH, CO-TRUSTEES AND SUCCESSOR TRUSTEES  
OF "THE ROBERT TAKACH REVOCABLE TRUST" dated May 24, 1995,

of 2865 Emerald Street, City of Eugene and State of Oregon,

WITH WARRANTY COVENANTS,

the certain land and premises, with all structures thereon, situate in the  
State of Maine, County of Kennebec, more particularly described as follows,  
to wit:

PARCEL I

A certain lot or parcel of land with the buildings thereon, situated  
in Sidney, County of Kennebec, State of Maine, bounded and described as  
follows, to wit:

BEGINNING at a stone bound at the northwesterly corner of land now or  
formerly of William Levine on the easterly shore of Snow Pond; thence  
southerly in the westerly line of said Levine One Hundred Forty-five and  
three tenths (145.3) feet to an iron pipe; thence southeasterly in the  
westerly line of land of Argand Enterprises, Inc., Six Hundred Twenty-one  
and three tenths (621.3) feet to an iron pipe in the westerly line of the  
Road Road; thence southwesterly in the westerly line of the Road Road Two  
Hundred Eight and eight tenths (208.8) feet to an iron pipe in the north-  
easterly corner of land of Kenneth Roberts; thence northwesterly in the  
northerly line of land of said Roberts Four Hundred Ninety-seven and seven  
tenths (497.7) feet to an iron pipe in the southeasterly line of one Oliver;  
thence easterly in the line of said Oliver Seventy (70) feet to an iron pipe  
in the easterly corner of land of said Oliver; thence northwesterly in the  
northerly line of land of said Oliver One Hundred Eighty-nine and eight tenths  
(189.8) feet to an iron pipe in the southerly corner of land of one Henry;  
thence easterly in the southerly line of land of said Henry Forty-eight (48)  
feet to said Henry's southeasterly corner; thence northerly in the easterly  
line of land of said Henry One Hundred Seventeen (117) feet to an iron pin  
in the shore of Snow Pond and in the same line to the shore of said Snow  
Pond; thence easterly along the shore of said Snow Pond to a point in line with  
the first mentioned bound; the distance from the last mentioned iron pin  
in a straight line to the first mentioned stone bound being One Hundred  
Fourteen and two tenths (114.2) feet, thence southerly in the westerly line  
of said Levine's land to the first mentioned stone bound.

BEING the same premises described in deed from J. Alcide Michaud and  
Jennie Mae Michaud to Robert J. Takach and Urselin E. Takach, dated October  
22, 1968, and recorded in Kennebec Registry of Deeds Book 1481, Page 394;  
and conveyed to Robert J. Takach by deed of Urselin E. Takach, dated January  
31, 1976, and recorded in Book 1881, Page 334 of the Kennebec County Registry  
of Deeds.

ALSO another certain lot or parcel of land with the buildings thereon  
situate in Sidney in the County of Kennebec and State of Maine, and bounded  
and described as follows, to wit:

BEGINNING at a square granite stone set in the ground at the north-  
westerly corner of land of one Oliver on the Easterly shore of Snow Pond;  
thence easterly along said Oliver's northerly line a distance of One Hundred  
Thirty (130) feet to an iron pin set in the ground; thence in a general

56-157

185-191

*Jeffrey Towne  
Proctor & Stone  
Attorneys at Law 04201*

BK5013PG 186

northerly direction a distance of Forty-eight (48) feet to an iron pin set in the ground; thence in a general westerly direction a distance of One Hundred Seventeen (117) feet to an iron pin set in the ground on the shore of Snow Pond; thence in a general southerly direction along the shore of Snow Pond a distance of One Hundred Eleven (111) feet to the point of beginning.

BEING the same premises conveyed to Robert J. Takach and Urselin E. Takach by warranty deed in joint tenancy from Edith M. Henry, dated February 24, 1971, and recorded in Kennebec Registry of Deeds Book 1542, Page 200; and, conveyed to Robert J. Takach by Deed of Urselin E. Takach dated January 31, 1976, and recorded in Book 1881, Page 334 of the Kennebec County Registry of Deeds, together with a right-of-way over the road as it now exists from the Pond Road to the lot herein conveyed.

ALSO another lot or parcel of land situate in Town of Sidney, Kennebec County and State of Maine, bounded and described as follows, to wit:

COMMENCING at an iron pipe on the westerly side of the Pond Road, so-called, marking the southeasterly corner of land of Robert Takach, said pipe being Two Hundred Eight and eight tenths (208.8) feet from an iron pipe beside a boulder marking said Robert Takach's northeasterly corner; thence running from said southeasterly iron pipe North fifty-four degrees thirty-eight minutes West (N 54° - 38' W) a distance of Four Hundred Ninety-seven and seven tenths (497.7) feet to an iron pipe in the southeasterly line of Oliver and also marking a corner to aforesaid Robert Takach; thence running South sixty-seven degrees fifty-two minutes West (S 67° - 52' W) a distance of Twenty-seven and six tenths (27.6) feet to an iron pipe in said Oliver's southeasterly line also marking corner between aforesaid Robert Takach and Roberts; thence running from said pin parallel to and Twenty-three and twenty-six hundredths (23.26) feet in distance from first mentioned line, South fifty-four degrees thirty-eight minutes East (S 54° - 38' E) a distance of Five Hundred Two and three tenths (502.3) feet to an iron pin in the westerly side of the Pond Road; thence along said Pond Road North fifty-six degrees fifty-one minutes East (N 56° - 51' E) a distance of Twenty-Five (25) feet to the point of beginning.

BEING the same land and premises described in the Warranty Deed of Kenneth A. Roberts and Linda B. Roberts conveyed to Robert Takach on July 31, 1971, and recorded in Book 1664, Page 212 of the Kennebec County Registry of Deeds.

#### PARCEL II

A certain lot or parcel of land located in Waterville, County of Kennebec, State of Maine, with the buildings thereon, bounded and described as follows, to wit:

A certain lot or parcel of land located in Waterville, Kennebec County, Maine and situated on the easterly side Country Way Road, being Homesite 6 of a plan of Country Way, a development for John E. Nale dated November 17, 1986, and approved by the City of Waterville Planning Board, dated November 18, said homesite being bounded and described as follows to wit:

BEGINNING at a steel pin on the easterly side of Country Way Road, said pin being at the northwesterly corner of Homesite 6 hereinafter described; thence easterly S 63° - 58' E, a distance of Three Hundred Thirty-nine and two tenths (339.2) feet, to a steel pin; thence southerly S 2° - 56' W, a distance of Two Hundred Thirty-two and five tenths (232.5) feet, to an iron pipe; thence southerly S 4° - 6' W, a distance of Ninety-nine and six tenths (99.6) feet, to an iron pipe; thence westerly N 68° - 46' W, a distance of Four Hundred Forty-six and two tenths (446.2) feet, to a steel pin; thence northerly N 25° - 30' E, a distance of Two Hundred Thirty and seven tenths (230.7) feet, to a steel pin; thence northerly and along the easterly side of Country Way Road, a distance of One Hundred Fifteen and three tenths (115.3) feet, to the point of beginning.

ALSO subject to the protective covenants as delineated in "Country Way, Declaration of Protective Covenants", dated April 21, 1988, and recorded in Kennebec County Registry of Deeds, Book 3334, Page 307.

BK5013PG 187

MEANING AND INTENDING to convey Homesite 6 on a Plan entitled "Country Way, a Development for John E. Nale", dated November 17, 1986, and recorded in the Kennebec County Registry of Deeds, File No. D 87002.

BYING the same premises conveyed to Andrea F. Takach and Robert J. Takach by warranty deed of Thomas J. Nale, Richard C. Nale, John E. Nale, and Mark J. Nale dated July 13, 1988, and recorded in the Kennebec County Registry of Deeds Book 3385, Page 151.

The purpose of this instrument is to transfer the above-described properties to the corpus of "The Robert Takach Revocable Trust" dated May 24, 1995, in accordance with the terms and conditions of the said Trust Agreement.

IN WITNESS WHEREOF, I set my hand and seals this 25 day of October, 1995.

Robert J. Takach  
ROBERT J. TAKACH

Andrea F. Takach  
ANDREA F. TAKACH

STATE OF OREGON  
Lane County, SS.

Dated: October 25, 1995

Personally appeared the above-named ROBERT J. TAKACH and he acknowledged the above instrument to be his free act and deed.

Before me:

Barbara J. Theobald  
NOTARY PUBLIC

[Affix SEAL]

Barbara J. Theobald  
(Print name)

(My commission expires 10.18.96)

RECEIVED KENNEBEC CO

95 NOV 13 AM 9:00

ATTEST: Thomas J. Nale  
REGISTER OF DEEDS